

**Minutes of Meeting  
Grafton Planning Board  
November 10, 2008**

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A regular meeting of the Grafton Planning Board was held on Monday, November 10, 2008 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Christophe Courchesne, Vice-Chairman, Keith Regan, Clerk Peter Parsons, Robert Hassinger and Richard McCarthy. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Courchesne called the meeting to order at 7:00 p.m.

**ACTION ITEM 1-A – REQUEST FOR PARTIAL RELEASE OF LANDSCAPING IMPROVEMENTS CASH WARRANTY BOND – “MAPLEVALE ESTATES” SUBDIVISION – PULTE HOMES OF NEW ENGLAND, LLC (PETITIONER)**

Chairman Courchesne recused himself due to a conflict of interest.

Mr. Bishop informed the Board of his site visit to “Maplevale Estates” Subdivision and the recommendation of reducing the cash bond from \$19,980.00 to \$6,750.00 to guarantee \$3,000.00 for potential re-seeding and \$3,750.00 for replacement of up to 10 dead street trees.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Parsons, to grant the petitioner’s written request to reduce the Landscaping Improvements Cash Warranty Bond from \$19,980.00 to \$6,750.00. **MOTION** carried unanimously 4 to 0.

Chairman Courchesne returned to the Planning Board.

**ADOPT PLANNING BOARD MEETING SCHEDULE FOR 2009**

**MOTION** by Mr. Regan, **SECOND** by Mr. McCarthy, to adopt the 2009 Planning Board schedule, as drafted. **MOTION** carried unanimously 5 to 0.

**APPOINT MEMBER TO TOWN ADMINISTRATOR SEARCH COMMITTEE**

Chairman Courchesne asked the Board if anyone was interested in serving on this committee and Mr. McCarthy stated that he wished to be considered.

**MOTION** by Mr. Parsons, **SECOND** by Mr. Regan, to nominate Mr. McCarthy to the Town Administrator Search Committee. **MOTION** carried unanimously 5 to 0.

**CONSIDER DECISION – SP 2008-14 VERIZON WIRELESS (BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION LTD. & CELLCO PARTNERSHIP) – 43 ESTABROOK AVENUE**

Chairman Courchesne recused himself due to a conflict of interest.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 to F-10. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-11 to F-34. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-35 to F-38. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-39 to F-52. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to grant Waivers W-1 & W-2 as listed. **MOTION** carried unanimously. 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to approve Special Permit SP 2008-14 with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0.

**CONSIDER DECISION – SP 2008-15 METRO PCS MASSACHUSETTS LLC –  
20 INDIAN PATH**

Chairman Courchesne recused himself due to a conflict of interest.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 to F-10. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-11 to F-34. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-35 to F-38. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-39 to F-52. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to approve Waiver W-1 as listed. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to approve Special Permit SP 2008-15 with the Findings and Conditions, as discussed and amended. **MOTION** carried unanimously 4 to 0.

**CONSIDER DECISION – SP 2008-16 METROWEST GROUP (BURGER KING)  
– 92 WORCESTER STREET**

Chairman Courchesne recused himself due to a conflict of interest.

Mr. Bishop informed the Board that he wished to note that Condition #4 requires the Applicant to prepare and submit a final As-Built plan upon completion of the project.

Mr. Regan asked if the Board should place a time frame/deadline on the completion of the project. Mr. Bishop suggested adding language for a deadline within one year of the start of the project.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 to F-37. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to grant Waivers W-1 & W-2 as listed. **MOTION** carried unanimously 4 to 0.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to approve Special Permit/Site Plan SP 2008-16 with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 4 to 0.

Chairman Courchesne returned to the Planning Board.

**DISCUSSION ITEM 2-A – “MISCOE BROOK PRESERVE” – AFFORDABLE  
UNIT / WILLIAM PEZZONI**

Chairman Courchesne received unanimous consent to table this agenda item for now, since notification had been received that the petitioner was unable to attend.

**DISCUSSION ITEM 2-B – CONCEPTUAL PLAN FOR PROPOSED  
SUBDIVISION – NORTH STREET – STORMFRONT REALTY, PETITIONER**

Present for the discussion were petitioner Frank Noel, Brian McCann, Engineer George Connors of Connorstone Engineering and Attorney John Fernandes.

Mr. Connors stated the original Ferry Street project with the Affordable Housing component had been abandoned and they were looking at two separate projects. Mr. Connors informed the Board they were initially looking to work out a Conventional subdivision to be built on the tract of land between North Street and Worcester Street, but had abandoned that idea due to traffic issues. Mr. Connors added they had then changed the plan concept to a 36-unit cluster development coming in from North Street with waivers being requested for cul-de-sac length and distance between roadways. Mr. Connors noted they had hired a consultant to handle the Affordable Housing project components.

The Board informed the applicant that they would need to have an application filed with associated plans, waivers, affordable housing approvals, etc. in order to give appropriate feedback on these projects.

**DISCUSSION ITEM 2-C – CONCEPTUAL PLAN FOR PROPOSED COMMERCIAL SITE PLAN – 120 MILFORD ROAD, SOUTH GRAFTON – ROCCO ADDEO, HILLTOP PROPERTIES, LLC, (OWNER) – MICHAEL WEAVER, GUERRIERE & HALNON, INC. (PETITIONER)**

Present for the conceptual presentation were owner Rocco Addeo, and petitioner Mike weaver of Guerriere & Halnon, Inc.

Mr. Weaver informed the Board that Mr. Addeo was looking to develop 6 ½ acres of a 16 acres parcel into a mixed use commercial site off of the main corridor of Milford Road. Mr. Weaver stated the conceptual plans included two 72 square foot buildings and a rear building for use by contractors, landscapers with an office area. Mr. Weaver added that an alternative conceptual plan has also been submitted which includes a 3,000 square foot building housing a potential Dunkin Donuts with drive thru, Convenience store and gas station with 4 pumps.

Mr. Addeo stated he was looking for feedback on what the Planning Board thinks about the development proposed for this area.

Mr. Regan noted traffic would definitely be an issue.

Chairman Courchesne informed Mr. Addeo that this was a large site composed of three islands of asphalt, with no use relationship between the sites. Chairman Courchesne suggested a more creative approach in the stormwater design, innovation and in keeping with the Comprehensive Plan.

Mr. Hassinger added that the walkability of the site should be more integrated with the adjacent residential community to encourage those people to use the site.

Mr. Addeo stated he had spoken with many of the residents around the area, received a lot of positive feedback, and requests for specific uses such as, ice cream stand, hair stylist, Indian food store, convenience store, day care center and drive thru donuts shop.

Chairman Courchesne suggested the area needs to be innovative, high quality and compatible with the surrounding residential area.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “BROOKMEADOW VILLAGE” SUBDIVISION – EXTEND CONSTRUCTION DEADLINE**

Mr. Parsons read the legal notice and Chairman Courchesne opened the public hearing.

Present for the hearing were Attorney Joseph Antonellis representing Brookmeadow Village, LLC and Engineer Michael Weaver of Guerriere & Halnon Engineering, Inc.

Mr. Weaver informed the Board they were requesting a one year construction extension for the subdivision and reviewed the subdivision status stating that Brookmeadow Lane has been constructed to base course from Providence Road to Taft Mill Road, all underground utilities have been installed, curbing has been installed to Station 11 and the sidewalk installed from Station 0+0 to Station 15+0. Mr. Weaver added that Taft Mill Road has been constructed to its intersection with Brookmeadow Lane, the road has received the base coat of pavement, all underground utilities have been installed and additionally drainage basins #1, 2, 3, & 4 have been constructed, stabilized and are functioning as designed.

Attorney Antonellis informed the Board that he has prepared all the easements with Town Counsel and that the booster station has been tested and accepted. Mr. Bishop noted that Town Counsel believes the easement for the adjacent recreational field needs to be accepted at Town Meeting.

Mr. Regan asked how many of the homes are occupied at this time and how many street lights were operational. Mr. Weaver stated that 7 homes were occupied and that only one street light at the entrance was operational, adding that all of the light bases were installed, but the lights were not in yet.

Mr. Hassinger noted the DPW comments concerning the topcoat request.

**MOTION** by Mr. Regan, **SECOND** by Mr. McCarthy, to close the public hearing.  
**MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Regan, **SECOND** by Mr. McCarthy, to grant the applicant's written request to extend the construction deadline for one year to November 30, 2009.  
**MOTION** carried unanimously 5 to 0.

**MODIFICATION OF DEFINITIVE PLAN APPROVAL – “HIGHFIELDS ESTATES” SUBDIVISION – MAGILL ASSOCIATES, INC. (APPLICANT/OWNER) – EXTEND CONSTRUCTION DEADLINE AND RELOCATE BOOSTER STATION**

Mr. Parsons read the legal notice and Chairman Courchesne opened the public hearing at 8:08 p.m. Attorney Joseph Antonellis was present representing Magill Associates, Inc.

Attorney Antonellis informed the Board that his client is seeking to extend the time needed to complete the “Loop Road”, a portion of Magill Drive and to modify the location of the water booster station as presently shown on the subdivision plans. Attorney Antonellis added that they would be taking any action necessary including transfer of title of a portion of Lot 52 to Grafton Water District.

Attorney Antonellis stated that he was working on formal final steps of the Conservation Restriction, the street lights are all up and working, and they are just about ready for street acceptance.

Mr. McCarthy asked why the developer was moving the booster station. Attorney Antonellis stated the move is at the request of the Grafton Water District. Mr. McCarthy asked Attorney Antonellis if he had seen the Water District's comments on the move, which noted that they had not yet approved the booster station move to another location.

Chairman Courchesne noted there seemed to be some confusion with the statements being made and the Water District's comments; and received unanimous consent from the Planning Board to wait for a written agreement from the Water District approving the booster station relocation.

**MOTION** by Mr. Parsons, **SECOND** by Mr. McCarthy, to grant the applicant's written request to continue the public hearing to December 8, 2008 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

**SP 2008-17 WASHINGTON MILLS, NORTH GRAFTON, INC.**  
**(APPLICANT/OWNER) – CONSTRUCT AN 8,000 SQUARE FOOT STORAGE**  
**FACILITY**

Mr. Parsons read the legal notice and Chairman Courchesne opened the public hearing at 8:20 p.m. Present for the hearing were owner/applicant Bruce Vigneaux and Engineer John Grenier of John Grenier & Associates, Inc.

Mr. Grenier reviewed the plans for the Board stating the proposed new structure is an 8,000 square foot storage facility for storage of aggregate mineral materials connected to Washington Mills abrasives manufacturing operation. Mr. Grenier added they are not hazardous and do not generate any dust. Mr. Grenier also noted the project meets all of the requirements of the Zoning By-Law and they will not be requesting any waivers other than a waiver from the zoning requirement for the submittal of a traffic study.

Mr. Hassinger noted a definition of the materials to be stored in the area is required for all proposed projects within the Water Protection Overlay District, as only certain items are allowed.

Mr. Grenier stated he would provide the Board with detailed information of the product to be stored and a letter of approval from the Building Inspector regarding the storage area.

**MOTION** by Mr. Parsons, **SECOND** by Mr. Regan, to grant the applicant's written request to continue the public hearing to November 24, 2008 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

**SP 2008-4 EXCLUSIVE PROPERTIES, LLC, (APPLICANT/OWNER – 309  
PROVIDENCE ROAD – 4 MULTI-FAMILY UNITS TO AN EXISTING 3  
MULTI-FAMILY UNIT SITE**

Chairman Courchesne opened the public hearing at 8:30 p.m. Present for the hearing were owner/applicants Ronald Henault and James Collette and Engineer John Grenier of John Grenier & Associates, Inc.

Mr. Grenier reviewed the plan revisions and Graves review comments with the Board, noting they had reduced the units from six to four to better accommodate the site and kept the roadway to 22-feet for less stormwater impact within the Water Supply Protection Overlay District. Mr. Grenier asked the Board for their feedback on the roadway width and stated they would increase it to 24 feet if required. Mr. Grenier noted that plan information has been distributed to the Conservation Commission and the Engineering Department, but the Building Inspector has not received any feedback from these departments and will generate a letter when that information has been made available.

Robert Cadrin of 15 Harding Street submitted a letter requesting the Planning Board's consideration in requiring the developer to supply a pre and post quality and quantity test of their existing well, including testing for Percolate. Mr. Cadrin also requested that if the well is adversely affected, the Board hold the applicant responsible for rectifying the problem.

Mr. Hassinger asked about snow storage, plowing and trash pickup for the project. Mr. Grenier stated there were designated snow storage areas, that the developer would be responsible for the plowing and trash pick-up would be curbside at the entrance way.

Mr. Hassinger also noted there appeared to be a problem with the ability to turn around, specifically trucks or emergency vehicles.

Mr. Regan asked if there were any comments from the Fire Department and Mr. Bishop stated no, but they could be contacted to supply comments.

Mr. Grenier added that an application has been submitted to Mass Highway for a curb cut.

Chairman Courchesne asked the applicants if they had considered designating one unit affordable. Mr. Grenier noted the applicant was trying to keep the construction costs down since the project will be expensive to construct, but will speak with Mr. Bishop about the affordable unit process and requirements

Mr. McCarthy expressed concerns for steps for erosion control with the cuts to the slope.

Mr. Hassinger asked Mr. Bishop about the effects the cuts to the slope have with regard to the new storm water by-law. Mr. Bishop answered there is no effect and they will use

the existing infiltration to direct the flow during construction and preventative controls will be in place.

**MOTION** by Mr. Parsons, **SECOND** by Mr. McCarthy, to grant the applicant's written request to continue the public hearing to December 8, 2008 at 7:30 p.m. **MOTION** carried unanimously 5 to 0.

Mr. Bishop reviewed the Staff Report with the Board, adding he will be finalizing the Zoning Map for review in January, 2009 and making copies available for the review process prior to Town Meeting submission.

Chairman Courchesne asked if a member would volunteer to act as an liaison to the Finance Committee.

**MOTION** by Mr. McCarthy, **SECOND** by Mr. Hassinger, to nominate Chairman Courchesne as Planning Board liaison to the Finance Committee. **MOTION** carried unanimously 4 to 0.

Chairman Courchesne accepted the nomination with the caveat of relying on other members of the Planning Board to assist with this obligation if he is not available.

Chairman Courchesne noted the Board was still looking for an Associated Member.

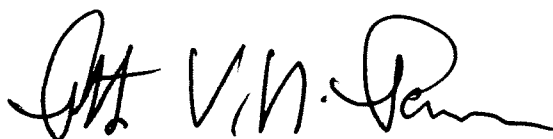
#### **MINUTES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Parsons, **SECOND** by Mr. McCarthy, to approve the open session minutes of October 27, 2008 as drafted. **MOTION** carried unanimously 5. To 0.

Mr. Hassinger reported that the CMRPC will be sending letters to the surrounding towns concerning another round of funding to be shared with the towns this year, with the focus on regional planning, specifically on projects involving multiple communities.

**MOTION** by Mr. Regan, **SECOND** by Mr. McCarthy, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 9:21 p.m.

A handwritten signature in black ink, appearing to read "Peter Parsons", written over a horizontal line.

Peter Parsons, Clerk